

Guide Price £175,000



24 West Exe South, Tiverton, EX16 5DH

- No Onward Chain!
- Spacious rear garden
- 3 spacious bedrooms
- River views
- End terrace with potential
- 3 reception rooms
- Kitchen
- Close to Tiverton amenities
- Perfect investment opportunity
- Located in West Exe South

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

24 West Exe South, Tiverton EX16 5DH

A superb 3 bedroom, end terrace property in West Exe South, Tiverton. With no onward chain, and heaps of potential, this is a delightful house to all those looking for a project!



Council Tax Band: B



Located in the convenient position of West Exe South, Tiverton, this delightful end terrace house offers a wonderful opportunity for those seeking a spacious home, or an investment opportunity.

The property boasts three reception rooms, a kitchen, a large bathroom and three spacious bedrooms, featuring original fireplaces, making it an ideal home for families or those looking for extra space.

The house is filled with potential, allowing you to put your own stamp on it and create a home that reflects your personal style. The rear garden is a lovely feature, and due to it's size, it could be adapted to suit a keen gardener, or someone who wants to make the most of the beautiful river views, by adding a raised decking area to the rear.

Additionally, the property includes a workshop, which is a fantastic asset for hobbyists or those in need of extra storage. There is also a side alley, giving you access to the front of the property, and is shared with the neighbouring property.

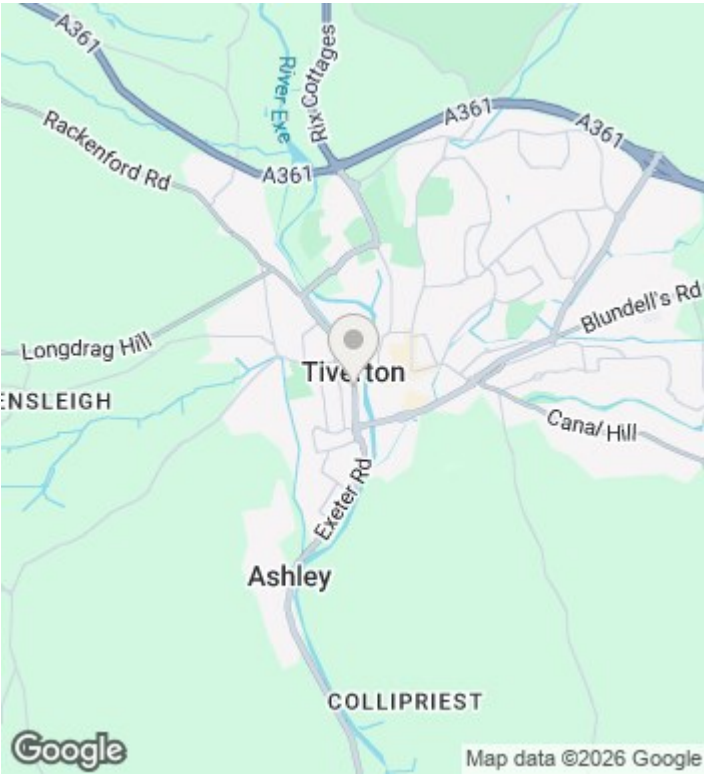
The property is situated in an ideal location, where you will enjoy easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. This end terrace property is a brilliant blank canvas, just waiting to be transformed!

Services:
Mains gas, electricity, water and drainage.

Tenure:
Freehold

Council Tax:
Band B

Local Authority:
Mid Devon District Council 01884 255255



Directions

What3words - ///harder.patch.formed

Viewings

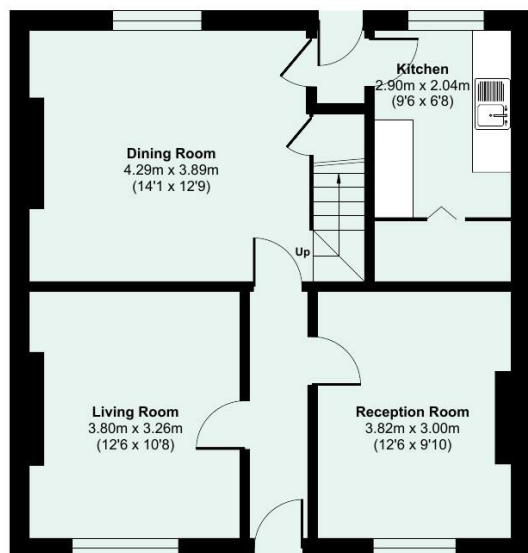
Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating: D

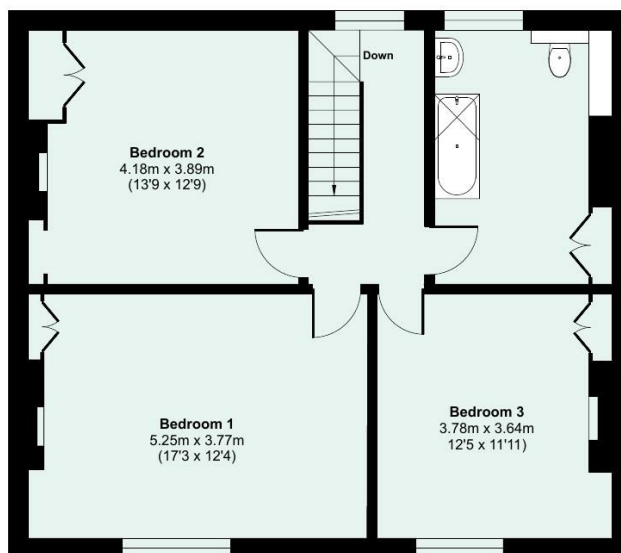
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



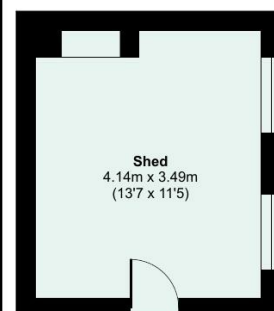
Approximate Area = 1396 sq ft / 129.6 sq m
Outbuilding = 156 sq ft / 14.4 sq m
Total = 1552 sq ft / 144 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1500058

